



Minutes

PLANNING AND ZONING COMMISSION MEETING
Monday, February 5, 2018 – 5:30 p.m.
City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas

MEMBERS PRESENT: Richard Ball, Mark Berry, Glenn Mitchell, Charles Ramsay, Jeff Cowan

STAFF MEMBERS PRESENT: Tony Stubblefield - Building Official, Heather Stephens - Secretary

CALL TO ORDER: The meeting was called to order at 5:30 p.m. by Mr. Ball.

Mr. Mitchell made a MOTION to approve the minutes of the January 8, 2018 Planning and Zoning Commission meeting, SECONDED by Mr. Ramsay. MOTION CARRIED 4 Yeas, 0 Nays.

Mr. Stubblefield presented reports outlining the activities of the Inspection/Code Enforcement Department for the year of 2017 and the month of January 2018. He then went on to update the members on the property maintenance inspection numbers.

PUBLIC HEARINGS

PUBLIC HEARING ON P & Z CASE 2018-3 Applicants, Matt and Diane Gardner, are requesting to amend the plat of 815 SW 14th Street, being lots 2-R1, & 3-R1, Block 22, of the College Addition to the City of Mineral Wells, Palo Pinto County, Texas.

A public hearing opened at 5:36 p.m. Matt and Diane Gardner were not present for the meeting. Mr. Stubblefield reported that the Inspections Department had no objection to amending the plat as submitted. Mr. Ball asked if there were any questions or comments regarding the request and after further discussion of the members, the public hearing was closed at 5:37 p.m.

Mr. Berry made a MOTION to approve the plat amendment as requested, SECONDED by Mr. Cowan. MOTION CARRIED with all in favor. 4 Yeas, 0 Nays.

PUBLIC HEARING ON P & Z CASE 2018-4 Applicant, NSC Properties, LP, is requesting (A) a Replat of 0.313 acres, being AB 702, TR 32-1, T&P RR Co #15 Survey, Mineral Wells, Palo Pinto County, Texas to Lots 1 & 2, Mesquite Addition, Mineral Wells, Palo Pinto County, Texas, and (B) a Rezone of Lots 1 & 2, Mesquite Addition, Mineral Wells, Palo Pinto County, TX, from (C) Commercial to (MH) HUD Code manufactured home zoning.

A public hearing opened at 5:38 p.m. George Gault and Randy Nix were present at the meeting. Mr. Gault spoke, stating that the area NSC Properties, LP is requesting a Replat and Rezone was already a mobile home park with the exception of one commercial business. Mr. Nix went on to explain that he spoke with the business and surrounding neighbors and they had no issue with him wanting to use the land to add two more manufactured homes on the property. Mr. Stubblefield reported that the Inspections Department had no objection to the Replat; however, the City recommends to deny the Rezone and both Oncor and One Gas have facilities in the area and would require access to the equipment and any current easements or rights of way through the property. Brandon Johnson, representing We the People was also present at the meeting and spoke, stating that the City of Mineral Wells should limit (MH) Manufactured Home zoning. Mr. Ball asked if there were any further questions or comments regarding the request and after further discussion of the members, the public hearing was closed at 5:50 p.m.

Mr. Berry made a MOTION to approve the Replat and Rezone as requested, SECONDED by Mr. Mitchell. MOTION CARRIED with only 2 in favor and 2 voting Nay. Mr. Ball then had to make the deciding vote and approved the Replat and Rezone as requested.

ADJOURNMENT: There was no further business to discuss. Mr. Ball made a MOTION to adjourn, SECONDED by Mr. Cowan, with all in favor, at 6:06 p.m.

Minutes approved on: _____

Richard Ball, Chairman

Heather Stephens, Secretary



Plat Application

- ☐ Re-Plat (\$150.00) ☐ Preliminary Plat (\$50.00+ \$5.00/Acre) ☒ Short Form Plat (\$50.00+\$5.00/Lot)
☐ Final Plat (\$50.00 + \$5.00/Lot) ☐ Vacation of Plat/Plat Amendment/Site Dev. Plan (\$100.00)

Legal Property Description: 2801 Airport Rd.

Current Zoning Classification: SF9 Number of ☒ Lots 2 ☐ Acres 2 each

Property Owner: Lynn MEEKS Phone #: (940) 445-3052

Owner Address: 2801 Airport Rd, Mineral Wells, TX 76067

Surveyor/Engineer: Price Survey Phone #: _____
(If Applicable)

Request: Cut out 2 2 Acre lots to be platted
for Homes to be built.

Lynn MEEKS
Owner Signature:

2/5/18
Date:

Joseph R. Mahoney 2/5/18
Applicant Signature Date
P.O. Box 1236
(940) 445-7685

(Official Use Only)

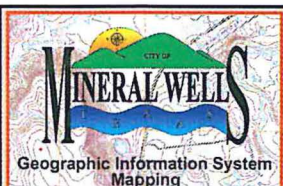
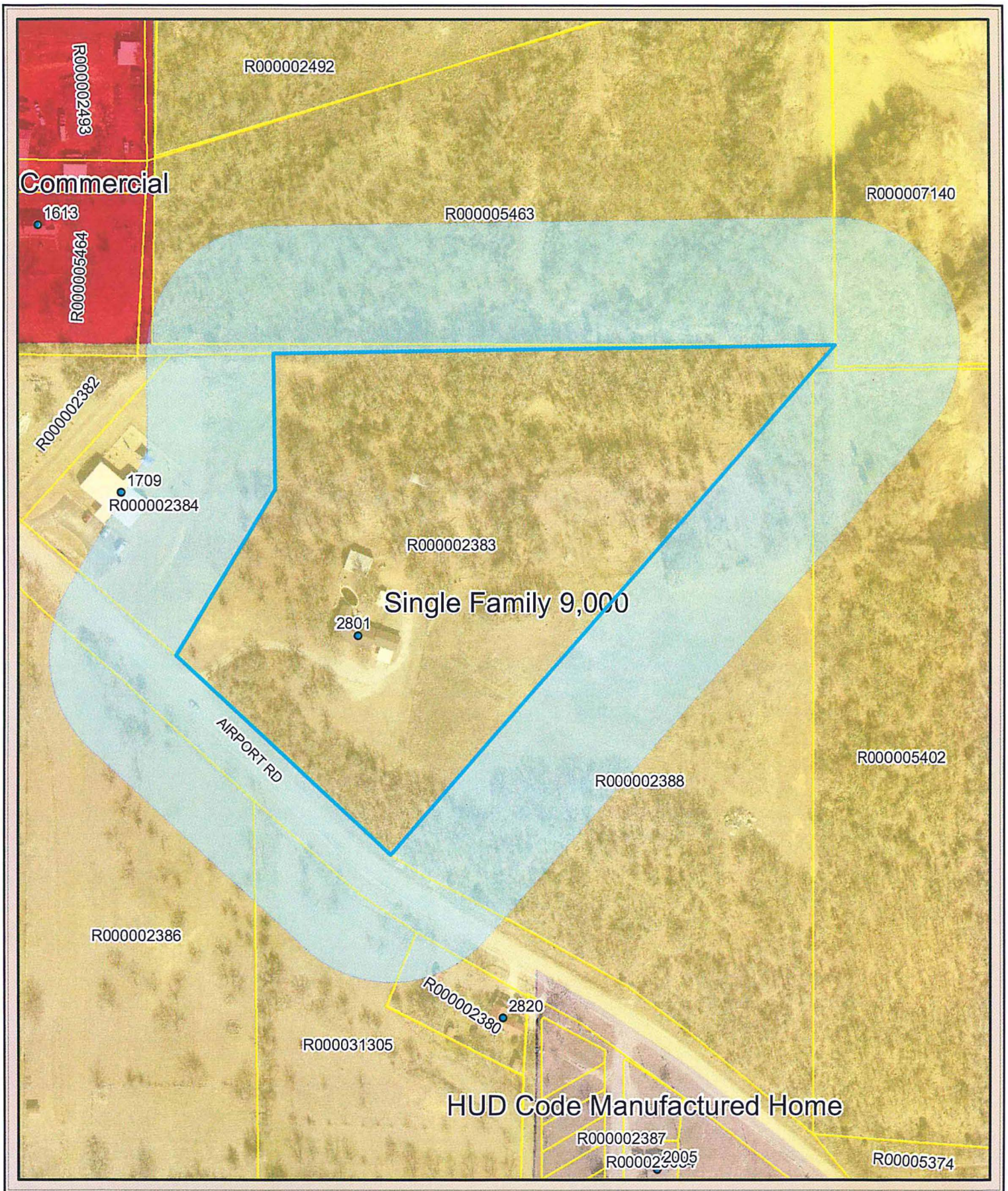
Date Application Received: 2/6/18

Fee Received: \$60.00

Case Number: 2018-5

Received By: H.S.

For any questions or concerns, please contact the Planning and Zoning Department, located at
211 S.W. 1st Ave, Mineral Wells, TX. 76067
Or call (940)-328-7715



2801 Airport Road 200ft. P&Z Buffer



1 inch = 200 feet

0 50 100 200 Feet

Date: 2/16/2018 Created by: M. Buzbee GISS